

33-80 # 1003
34-21 # 1002**WARRANTY DEED**

JOINT TENANCY

035944TRANSFER
TAX
PAID**Know all Persons by these Presents,**

That, I, Bruce D. Bouffard, of Winslow, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration paid by **Philip Bard and Jacqueline Bard** of Winslow, County of Kennebec and State of Maine whose mailing address is 15 Lasalle Street, Winslow, Me 04901, the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said **Philip Bard and Jacqueline Bard** as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land together with any buildings thereon situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Land and buildings identified as Numbers 1 and 5 Clark Street and on the City Tax Maps as Map 33 Lot 80 and Map 34 Lot 21 and further identified as follows:

Parcel I - Beginning at a stone monument in the south line of Grove Street at the intersection with Clark Street in the City of Waterville; thence easterly in the southerly line of Grove Street to a post set in the ground at the northwest corner of land formerly of Albert Maheu, now or formerly of Marian Maheu; thence southerly in the westerly line of said Marian Maheu about eight (8) rods to the center of a large cedar post at the southwest corner of said Maheu lot; thence westerly in the northerly line of the hereinafter described parcel of land marked Parcel II to an iron pin in the easterly line of Clark Street; thence northerly in the easterly line of Clark Street to the point of beginning, and

Parcel II - Beginning in the east line of Clark Street in said Waterville at a point twelve and one half (12 1/2) feet southerly of a stone monument which is about one hundred twenty (120) feet southerly, measuring on said Clark Street, of the south line of Grove Street; thence easterly in a direct line about sixty four (64) feet to the center of a large cedar post in the southwest corner of the Marian Maheu lot; thence easterly in the southerly line of Marian Maheu's lot to land conveyed by E. R. Drummond to Augustus Carey in June of 1913; thence southerly in the westerly line of land of Lester Boulette, to land now or formerly of Carleton and Lorette Cote; thence westerly on said Cote's northerly line to the east line of said Clark Street at a stone monument set in the ground; thence northerly in the east line of Clark Street about one hundred and twenty (120) feet to the point begun at.

Any and all buildings on above two parcels are included in this deed.

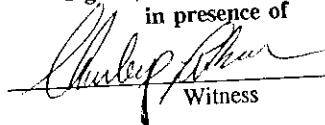
Being the same premises conveyed to Bruce D. Bouffard by deed of Bruce D. Bouffard, Personal Representative for Estate of Carleton H. Cote dated February 1, 1993 and recorded in Kennebec County Registry of Deeds at Book 4327, Page 225.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Philip Bard and Jacqueline Bard as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Bruce D. Bouffard, as Grantor, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 27th day of September, 1993.

Signed, Sealed and Delivered
in presence of


Witness

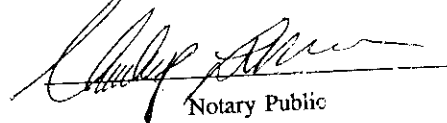

Bruce D. Bouffard

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

September 13, 1993

Then personally appeared the above named Bruce D. Bouffard and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

Print Name: Charles P. LeBrun

My commission expires September 22 19 99.

RECEIVED KENNEBEC SS.
1993 SEP 20 AM 9:00


REGISTER OF DEEDS